

PUBLIC HEARING AGENDA



Planning & Zoning Commission

T U E S D A Y
MARCH 23, 2004

The City of Tempe endeavors to make all public hearings accessible to persons with disabilities. With 48 hours advance notice, special assistance can be provided for sight and/or hearing impaired persons at public meetings. Please call 480-350-8331 (voice) or 480-350-8400 (TDD) to request an accommodation to participate in Planning Commission public hearings.

PRE-SESSION - begins at 6:30 p.m. – Development Services Conference Room (Garden Level – East Side), 31 East Fifth Street. The Planning & Zoning Commission reserves this time to discuss informally any item(s) appearing on the Public Meeting Agenda, including questions/answers. Only procedural decisions will be made in the Pre-Session.

- Review of proposed Consent Agenda
- Review of past and future applications with staff

PLANNING AND ZONING COMMISSION HEARING –7:00 p.m. – Council Chambers, 31 East Fifth Street.

Consideration of March 10, 2004 Minutes.

1. **PLANNED DEVELOPMENT (0406)** Hold a public hearing for **CURRY COMMERCIAL PLAZA** (Thompson, P. / Sandra Rose, property owner, Triyar Capital, LLC, Developer), located at 914 North Scottsdale Road, including the following:

#ZON-2004.02 Ordinance 808.2004.02 for a zoning change from I-2, General Industrial to C-1, Neighborhood Commercial on 0.77 gross acres.

#SIP-2004.13 for a Site Plan consisting of two buildings totaling 5,760 square feet (Building “B”, 1,200 s.f. for banking services and Building “A”, 4,560 s.f. for a restaurant and retail space) on 0.77 net acres.
2. **PLANNED DEVELOPMENT (0406)** Hold a public hearing for **COSTCO HOME** (SunCor, property owner, GA Architects, LLC, applicant) #SGF-2004.12 for an Amended General Plan of Development for Price Club Plaza I, consisting of 442,815 s.f. on 39.62 net acres, and a Final Plan of Development for Costco Home consisting of 103,963 square feet on 7.45 net acres, in the PCC-2 Zoning District, located at 1345 West Elliot Road.
3. **PLANNED DEVELOPMENT (0406)** Hold a public hearing for **NEWBERRY TERRACE** (Barton Homes, LLC, Patrick Barker, property owner), located at 1203 East Spence Avenue, including the following:

#ZON-2004.03 Ordinance 808.2004.03 for a zoning change from R-4, Multi-Family Residential General to R1-PAD One Family Residential on 6.3 gross acres.

#SPD -2004.14 for a Preliminary and Final Planned Area Development (PAD) consisting of 45 homes (attached and detached single family homes: Lofts, Unit B 1,341 s.f., Unit D 1,670 s.f., Loft Unit E, 1,299 s.f., and Loft Unit F 1,325 s.f.) on 5.29 net acres.

#SBD-2004.15 for a Final Subdivision Plat consisting of 45 lots and 7 tracts on 5.29 net acres.

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4. **ZONING AND DEVELOPMENT CODE (0414)** Hold a public hearing for **CITY OF TEMPE – ZONING AND DEVELOPMENT CODE** (City of Tempe, applicant) **Ordinance 2003.36 #ZON-2003.19** for the proposed Zoning and Development Code. This Code will implement Tempe's General Plan and promote public health, safety, convenience, aesthetics and welfare. It encourages the efficient use of land, sustainable land use and building practices, transportation options and accessibility, and crime prevention. It will require timely citizen involvement in land use decision-making, and promote efficiency in development review and land use administration. The Code will regulate, among other things, building heights, setbacks, parking, landscaping and signs. It will also regulate what uses are allowed in a building and include procedures for requesting approval of a project. The proposed code will combine the CCR, C-1 and C-2 zoning districts into the CSS district and broaden the standards and uses allowed. It will also combine the I-1 and I-2 zoning districts into the LID district. A copy of the proposed code is on file with the City Clerk's Office. **Note: Continued from the March 10, 2004 public hearing.**

POST-SESSION – begins after regular meeting – Tempe City Council Chambers, 31 E. Fifth Street. If necessary, continue pre-session discussion.